



# **BLOCK 5**

HARCOURT CENTRE  
DUBLIN 2



# High Profile City Centre Office Space

**BLOCK 5**  
HARCOURT CENTRE  
DUBLIN 2

## Summary



Prestigious CBD location



Abundant City Centre amenities



High spec offices ext. 3,897 sq. ft. NIA



New four pipe fan coil air conditioning system



1 car parking space available



LUAS stop on your doorstep



28 shared bicycle spaces available



Shower facilities on site












Centrally located close to Iveagh Gardens, St. Stephen's Green and Grafton Street

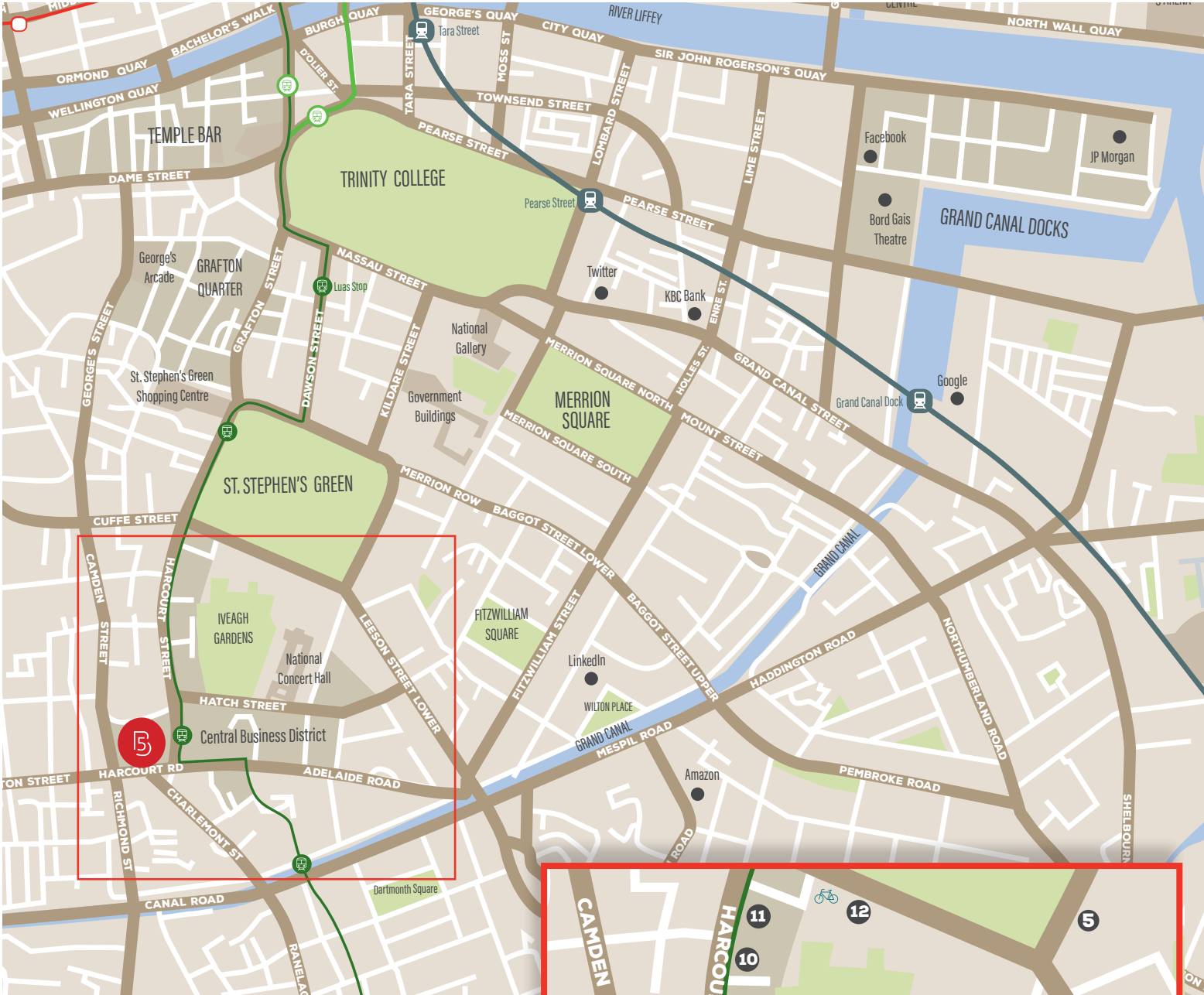


Travel Links

	Green LUAS Line	2 min walk
	Dublin Bus	2 min walk
	Dublin Bikes	3 min walk
	Irish Rail/Train	15 min commute
	Taxi Rank	4 min walk
	Aircoach	2 min walk
	Port Tunnel	22 min commute



Not to scale. For illustrative purposes only.



In the heart of Dublin's central business district

1. EY

2. Mazars

3. Investec

4. Aviva Insurance

5. PTSB

6. IDA
7. Deloitte




8. Arthur Cox

9. Eversheds

10. Byrne Wallace

11. KPMG

12. Kennedy Wilson

 Bus Stop     LUAS Stop     Dublin Bikes



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## High-end specification throughout

### Common Areas

- Fully refurbished entrance lobby, manned building reception and waiting area
- High quality finishes to reception, lift lobby and WC's
- New toilet block with 4 unisex superloos plus accessible toilet
- New shower block providing 3 modern showers including accessible shower & changing facilities
- 1 secure basement car parking space
- 28 shared secure basement bicycle parking spaces

### Office

- 2.6 m floor to ceiling height generally
- Part exposed ceilings with suspended acoustic panels and mechanical diffusers
- New 4 pipe fan coil air conditioning system
- New suspended LED lighting
- High quality painted and plastered walls
- Acoustic quality thermal glazing
- 600 mm x 600 mm raised access floor
- High quality carpet tile finish

## Ground Floor Sample Layout

362 sq. m. / 3,897 sq. ft. NIA



Not to scale. For illustrative purposes only.





## Viewing

Viewing highly recommended by  
appointment with sole agents Knight Frank.



## Letting Agents



PSRA No: 001266

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